



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 10/2/2014

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

### # 1 CAINHOY DEVELOPMENT PLAN

#### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000008, 026 & 2690000065

Acres: 166.82

# Lots (for subdiv): 2 plus residual lots

# Units (multi-fam./Concept Plans): -

Zoning: CY

☒ new BP approval tracking

City Project ID #: 140923-Clements FerryRd-1

City Project ID Name: TRC\_CP:CainhoyDevelopmentPlan[Concept]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: BERKELEY COUNTY SCHOOL DISTRICT

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Development (Concept) Plan to create right-of-way and two school parcels.

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

### # 2 GOVERNOR'S CAY

#### PUD MASTER PLAN

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002114 & 115, 2710002127-130, 2710002138

Acres: 33.66

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 140923-ForrestDr-1

City Project ID Name: TRC\_PUD:Governor'sCayPUDamendments

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: THE RYLAND GROUP, INC.

Applicant: STANTEC CONSULTING SERVICES

843-375-5555

Contact: ERICA CHASE

erica.chase@stantec.com

Misc notes: Proposed amendments to the existing PUD.

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

### # 3 EME APARTMENTS RESOURCE CENTER

#### SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 1815 CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400800003

Acres: 10.895

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: DR-1

☒ new BP approval tracking

City Project ID #: 140421-1815Central ParkRd-1

City Project ID Name: TRC\_SP:EMEApartmentsResourceCenter

Submittal Review #: PRELIMINARY

Board Approval Required: DRB

Owner: EMANUAL MORRIS BROWN EBENEZER APT. INC.

Applicant: GEORGE A.Z. JOHNSON, JR., INC.

843-889-1492

Contact: STEVE JOHNSON

sjohnson@gazj.net

Misc notes: Demolish an existing structure and construct a new resource center.

**RESULTS:** Revise and resubmit to TRC; submit one complete master set and PDF all TRC members revised sheets & responses to comments.

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**#4 LONG SAVANNAH PUD****PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: BEAR SWAMP ROAD

Location: WEST ASHLEY

TMS#: 3010000006

Acres: 1,220.94

# Lots (for subdiv): MANY

# Units (multi-fam./Concept Plans): MANY

Zoning: PUD

Misc notes: Proposed amendments to the existing PUD.

☒ new BP approval tracking

City Project ID #: 140725-Bear SwampRd-1

City Project ID Name: TRC\_CP:LongSavannahPUDamendments(1220.94 ac)

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: CURTHBERT FAMILY PARTNERSHIP, L.P. &amp; LONG SAVANNAH PART

Applicant: LONG SAVANNAH LAND COMPANY 904-813-3998

Contact: JOSH MARTIN jlangem@yahoo.com

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

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**#5 LONG SAVANNAH PUD****PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: WESTBRIDGE ROAD

Location: WEST ASHLEY

TMS#: 30100000033, 042, 043, 054 &amp; 057

Acres: 298

# Lots (for subdiv): MANY

# Units (multi-fam./Concept Plans): MANY

Zoning: PUD

Misc notes: Proposed amendments to the existing PUD.

☒ new BP approval tracking

City Project ID #: 140725-West BridgeRd-1

City Project ID Name: TRC\_CP:LongSavannahPUDamendments(298 ac)

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: HPH PROPERTIES, LP

Applicant: JOSH MARTIN 843-247-2057

Contact: JOSH MARTIN jlangem@yahoo.com

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

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**#6 HENRY TECKLENBURG DR. (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR DEVELOPMENT

Address: HENRY TECKLENBURG DR.

Location: WEST ASHLEY

TMS#: 3090000262

Acres: 4 ac lot

# Lots (for subdiv): 4

# Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Proposed preliminary plat to create lot for Alzheimer's care facility.

☒ new BP approval tracking

City Project ID #: 140923-Henry TecklenburgDr-1

City Project ID Name: TRC\_PP:HenryTecklenburgDr[3lots]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: MAGNOLIA OFFICE PARK, LLC

Applicant: JOHNSON, LASCHOB &amp; ASSOCIATES 843-200-2578

Contact: HERBERT GILLIAM hgilliam@thejlagroup.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#7 THERESA DRIVE (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: THERESA DRIVE

Location: JAMES ISLAND

TMS#: 4241000030, 031 &amp; 058

Acres: 0.55

# Lots (for subdiv): 8

# Units (multi-fam./Concept Plans): 8

Zoning: STR

Misc notes: Road construction plans for a two-way alley.

☒ new BP approval tracking

City Project ID #: 140804-TheresaDr-2

City Project ID Name: TRC\_RC:TheresaDr[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required:

Owner: THERESA DRIVE DEVELOPMENT, LLC

Applicant: LOWCOUNTRY LAND DEVELOPMENT CONSULTING 843-266-3996

Contact: DAVID BLANCHARD dblanchard@lowcountryldc.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**#8 SERGEANT JASPER DEMOLITION****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 310 BROAD STREET

Location: PENINSULA

TMS#: 4570701029 &amp; 061

Acres: 4.163

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: LB

☒ new BP approval tracking

City Project ID #: 140902-310BroadSt-1

City Project ID Name: TRC\_SP:SergeantJasperDemolition

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required: BAR

Owner: BEACH JASPER, LLC &amp; BEACH EQUITY INV.

Applicant: DAVIS &amp; FLOYD

843-554-8602

Contact: BRAD SMITH

bsmith@davisfloyd

Misc notes: Demolition plans to remove existing structures, asphalt, curbing and sidewalks.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#9 1385 ASHLEY RIVER ROAD****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 1385 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3500400032 &amp; 035

Acres: 27.1

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans): -

Zoning: DR-1

☒ new BP approval tracking

City Project ID #: 140729-1385AshleyRiverRd-1

City Project ID Name: TRC\_SP:1385AshleyRiverRd

Submittal Review #: PRELIMINARY

Board Approval Required:

Owner: ST. ANDREWS GARDENS, LP

Applicant: MATT CLINE

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for a club house, laundry building, gazebo, car ports &amp; shade structures.

**RESULTS:** Revise and resubmit to TRC.

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**#10 DANIEL ISLAND, PARCEL BB, PHASE1(ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: OAK LEAF ST.

Location: DANIEL ISLAND

TMS#: 2770000011

Acres: 21.25

# Lots (for subdiv): 54

# Units (multi-fam./Concept Plans): 54

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 140324-Oak LeafSt-2

City Project ID Name: TRC\_RC:DanielIslandParcelBB Phase 1[Roads]

Submittal Review #: 3RD REVIEW - SUBDIV

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS &amp; HUTTON ENGINEERING COMPANY

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Road construction plan for Parcel BB, Phase 1 on Daniel Island. Note: PDF Style; one master set is in the GIS area for review &amp; applicant will be sending PDF's to you.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**#11 CAROLINA BAY, PHS 8C & 8D (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: MEMORIAL DRIVE

Location: WEST ASHLEY

TMS#: 3070000100

Acres: 13.59

# Lots (for subdiv): 78

# Units (multi-fam./Concept Plans): 78

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 140902-MemorialDr-2

City Project ID Name: TRC\_PP:CarolinaBayPhs8C&amp;8D[RoadPlans]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required:

Owner: CENTEX HOMES

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC.

843-884-1667

Contact: CHRIS ACKERMAN

cackerman@seamonwhiteside.com

Misc notes: Road Construction plans for Carolina Bay, Phs 8C &amp; 8D. Note: PDF Style; one master set in the GIS area for review &amp; applicant will send PDF's to you.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**# 12 RICEFIELD EXTENSION AT CAROLINA BAY, PHASE 1 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: BONANZA ROAD

Location: WEST ASHLEY

TMS#: 3070000009

Acres: 93.486

# Lots (for subdiv): 169

# Units (multi-fam./Concept Plans): 169

Zoning: SR-6

☒ new BP approval tracking

City Project ID #: 140923-ConservancyLn-1

City Project ID Name: TRC\_PP:RicefieldExtensionatCarolinaBayPhase1[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP, INC.

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: RYAN K. ELLMERS

ryane@adcengineering.com

**Misc notes:** Preliminary plat for phase 1 of a single-family subdivision.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**# 13 RICEFIELD EXTENSION AT CAROLINA BAY, PHASE 1 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BONANZA ROAD

Location: WEST ASHLEY

TMS#: 3070000009

Acres: 93.486

# Lots (for subdiv): 169

# Units (multi-fam./Concept Plans): 169

Zoning: SR-6

☒ new BP approval tracking

City Project ID #: 140923-ConservancyLn-2

City Project ID Name: TRC\_RC:RicefieldExtensionatCarolinaBayPhase1[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP, INC.

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: RYAN K. ELLMERS

ryane@adcengineering.com

**Misc notes:** Road Construction plans for phase 1 of a single-family subdivision.**RESULTS:** Revise and resubmit to TRC.

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**# 14 RIVERS POINT TOWNHOMES (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: RIVERS POINT ROW

Location: JAMES ISLAND

TMS#: 4250700179

Acres: 1.30

# Lots (for subdiv): 16

# Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 140923-Rivers PointRow-1

City Project ID Name: TRC\_PP:RiversPointTownhomes[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: GRAMBLING BROTHERS

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

**Misc notes:** Preliminary plat for a 16 lot townhouse development.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**# 15 RIVERS POINT TOWNHOMES (SITE IMP)****SITE PLAN**

Project Classification: MAJOR SUBDIVISION

Address: RIVERS POINT ROW

Location: JAMES ISLAND

TMS#: 4250700179

Acres: 1.30

# Lots (for subdiv): 16

# Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 140923-Rivers PointRow-2

City Project ID Name: TRC\_SP:RiversPointTownhomes[SitePlan]

Submittal Review #: COURTESY

Board Approval Required: PC, BZA-SD

Owner: GRAMBLING BROTHERS

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

**Misc notes:** Construction improvements plans for site work only for 16 lot townhouse development.**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.